Box 8/EM

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Stephen G. Buchanan
4904 Wyoming Avenue
Nashville, TN 37209

MORTGAGEE:
City Federal Savings Bank

125 Belmont Drive
Somerset, NJ 08873

MAP-PARCEL NUMBERS:

Map 103-3
Par 139
25W-02925

WARRANTY DEED

BOOK 7221 PAGE 700

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard C. Giles and wife, Patricia L. Giles hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephen G. Buchanan, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 805, Block 38 on the plan of Charlotte Park Addition to West Nashville, of record in Book 57, pages 102 and 103, Register's Office for said County.

SAID Lot No. 805, Block 38 fronts 50 feet on the northerly margin of Wyoming Avenue, formerly Sixth Avenue, and extends back between parallel lines a distance of 150 feet to an alley in the rear.

BEING the same property conveyed to Richard C. Giles and wife, Patricia L. Giles by deed from Merrill Lynch Relocation Management, Inc., a California Corportion, of record in Book 6218, page 833, and re-recorded in Book 6224, page 361, both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plat of record in said Register's Office.

2102

IDENTIFICATION REFERENCE

MAY 1 11 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (~~un~~)improved property, known as 4904 Wyoming Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of April, 19 87

Patricia L. Giles

Richard C. Giles

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of April, 19 87, before me personally apeared Richard C. Giles and wife, Patricia L. Giles, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7221 PAGE 701

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 34,900.00.

Stephen G. Buchanan
Affiant

Subscribed and sworn to before me, this the 30th day of April, 1987.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Richard C. Giles and wife, Patricia L. Giles

to:
Stephen G. Buchanan, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7221 PAGE 702

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			84900.00- CAMT. 237.72 CSTAX .50 PRFEE 6.00 WDEED CHECK 244.22- 1618A05/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 1 0 2 1

IDENTIFICATION REFERENCE

MAY 1 11 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76278